



COLORADO

Department of Transportation

Region 2

Traffic & Safety

US-024G/Judge Orr/Stapleton Road
El Paso County

November 25, 2024

Ashlyn Mathy, Planner I (ashlynmathy2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Esteban Rodriguez Subdivision
Preliminary Plan (SP245)

Ashlyn,

I am in receipt of a referral request for comments for Esteban Rodriguez Preliminary Plan. The development is located approximately 2 miles east of US24 along Judge Orr Road east of Stapleton Road with Tax Schedule No. 4300000534, 4300000537, and 4300000538 on ±496.25 acres in El Paso County. Our comments from our rezone review letter dated November 7, 2024 remain the same for the Preliminary Plan review. They are:

Traffic

The Traffic Impact Study for Esteban Rodriguez Site dated August 21, 2024 has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:

- The submitted Traffic Impact Study has been approved. **Please submit a stamped and signed TIS to CDOT.**

Access

The submittals for Esteban Rodriguez have been reviewed by CDOT Access Management. Our comments are as follows:

- Section 1.4(1) (Implementation) of the State Highway Access Code states in part that no person shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- **Two CDOT Access Permits are required for this development. Escrow may be required as a part of the permit requirements. The locations are:**
 - Connection of Stapleton Road to US-24
 - Connection of Judge Orr Road to US-24
- **The Development shall coordinate with El Paso County Engineering to determine Permittee/Applicant requirements for the Access Application to CDOT.**



Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Gabe Martinez at (719) 251-7830 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Martinez.

Please contact me at (719) 546-5440 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo
Teresa Guagliardo
CDOT R2 Access Management

Xc: Lancaster / file

